

# FOR SALE | PROMINENT OFFICE BUILDING WITH PARKING

## 307 CUMBERLAND AVENUE, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

Excellent owner/user opportunity in the heart of the Portland Peninsula featuring an on-site surface parking lot with a total of 47± exclusive parking spaces

- 25,650± SF total, including 17,100± SF across two stories plus an additional 8,550± SF ground-level, ideal for office, creative, or support uses
- Immediate access to downtown amenities, dining, and services, supporting employee attraction and retention
- Located amid significant neighborhood investment and active redevelopments
- Two parking garages located across the street
- Sale Price: \$4,900,000



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## PROPERTY DETAILS

**OWNER OF RECORD** Avesta Housing Development Corporation

**ZONING** B3 - Business Downtown

55 ELM STREET	<b>ASSESSOR'S REF</b>	33-N-6	61 ELM STREET	<b>ASSESSOR'S REF</b>	33-N-4-5										
	<b>BOOK &amp; PAGE</b>	30510/119		<b>BOOK &amp; PAGE</b>	30510/121										
	<b>LOT SIZE</b>	0.1818± AC		<b>LOT SIZE</b>	0.139± AC										
	<b>PARKING</b>	20± spaces		<b>PARKING</b>	20± spaces										
	<b>ASSESSED VALUE</b>	<table border="0"> <tr> <td>\$250,000</td> <td>Land</td> </tr> <tr> <td>\$36,500</td> <td>Building</td> </tr> <tr> <td><u>\$286,500</u></td> <td>Total</td> </tr> </table>		\$250,000	Land	\$36,500	Building	<u>\$286,500</u>	Total	<b>ASSESSED VALUE</b>	<table border="0"> <tr> <td>\$200,000</td> <td>Land</td> </tr> <tr> <td>\$33,700</td> <td>Building</td> </tr> <tr> <td><u>\$233,700</u></td> <td>Total</td> </tr> </table>	\$200,000	Land	\$33,700	Building
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### 307 CUMBERLAND AVE

<b>ASSESSOR'S REF</b>	33-N-18	<b>BOOK &amp; PAGE</b>	19877/85						
<b>BUILDING SIZE</b>	25,650± SF	<b>LOT SIZE</b>	0.2043± SF						
<b>YEAR BUILT</b>	1913; Renovated 2020	<b>PARKING</b>	7± spaces						
<b>ROOF</b>	60 mil EPDM Rubber Roof	<b>HVAC</b>	Electric HVAC, natural gas fired heat						
<b>UTILITIES</b>	Municipal water & sewer	<b>RESTROOMS</b>	Ten (10)						
<b>ELEVATOR</b>	Yes, but requires upgrade	<b>INTERNET PROVIDER</b>	First Light Fiber with Spectrum backup						
<b>ASSESSED VALUE</b>	<table border="0"> <tr> <td>\$337,400</td> <td>Land</td> </tr> <tr> <td>\$2,990,900</td> <td>Building</td> </tr> <tr> <td><u>\$3,328,300</u></td> <td>Total</td> </tr> </table>	\$337,400	Land	\$2,990,900	Building	<u>\$3,328,300</u>	Total		
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**SALE PRICE \$4,900,000**

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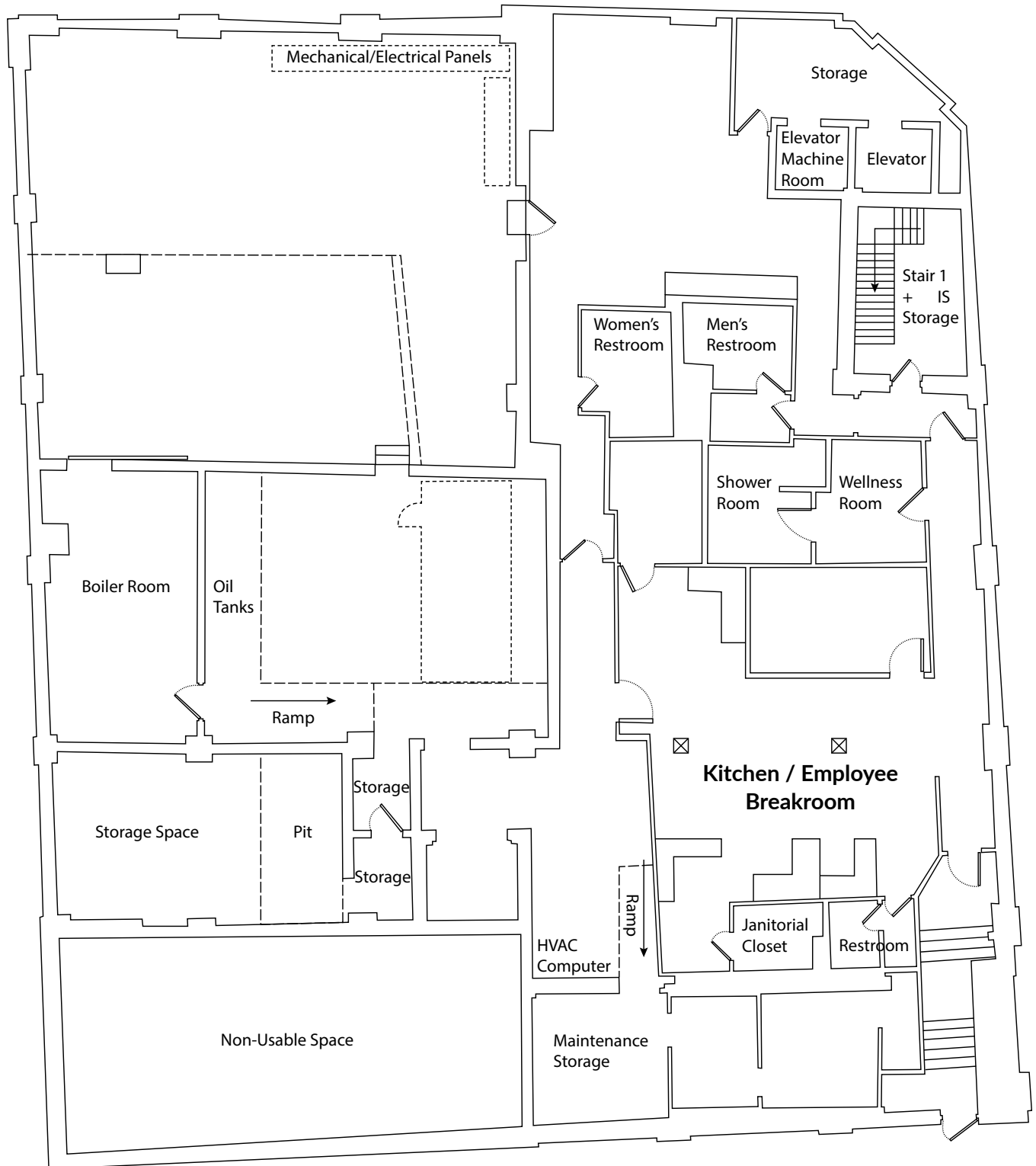
307 CUMBERLAND AVENUE, PORTLAND, ME 04101





# FLOOR PLAN GROUND FLOOR

CUMBERLAND AVE

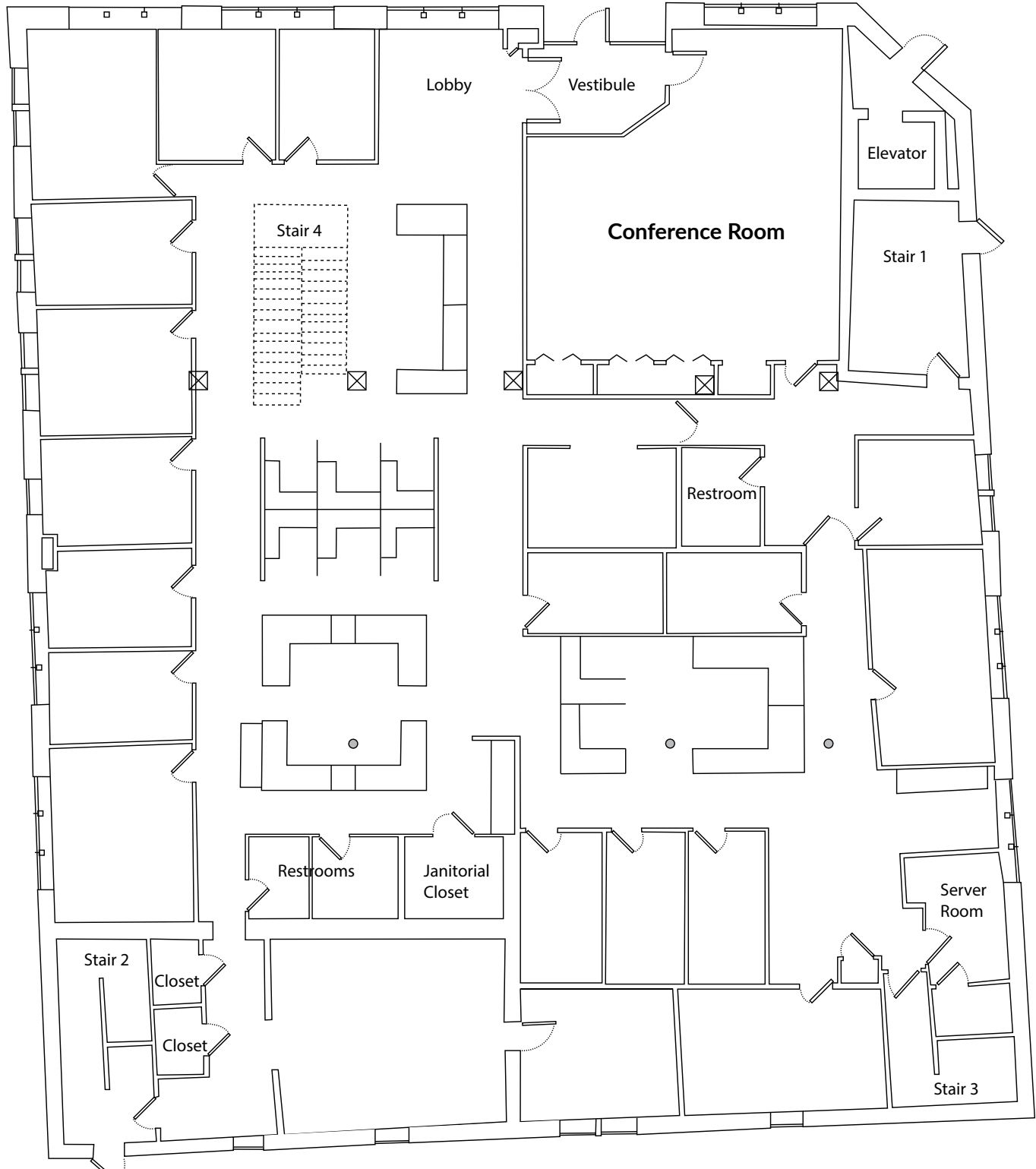


ELM STREET



# FLOOR PLAN FIRST FLOOR

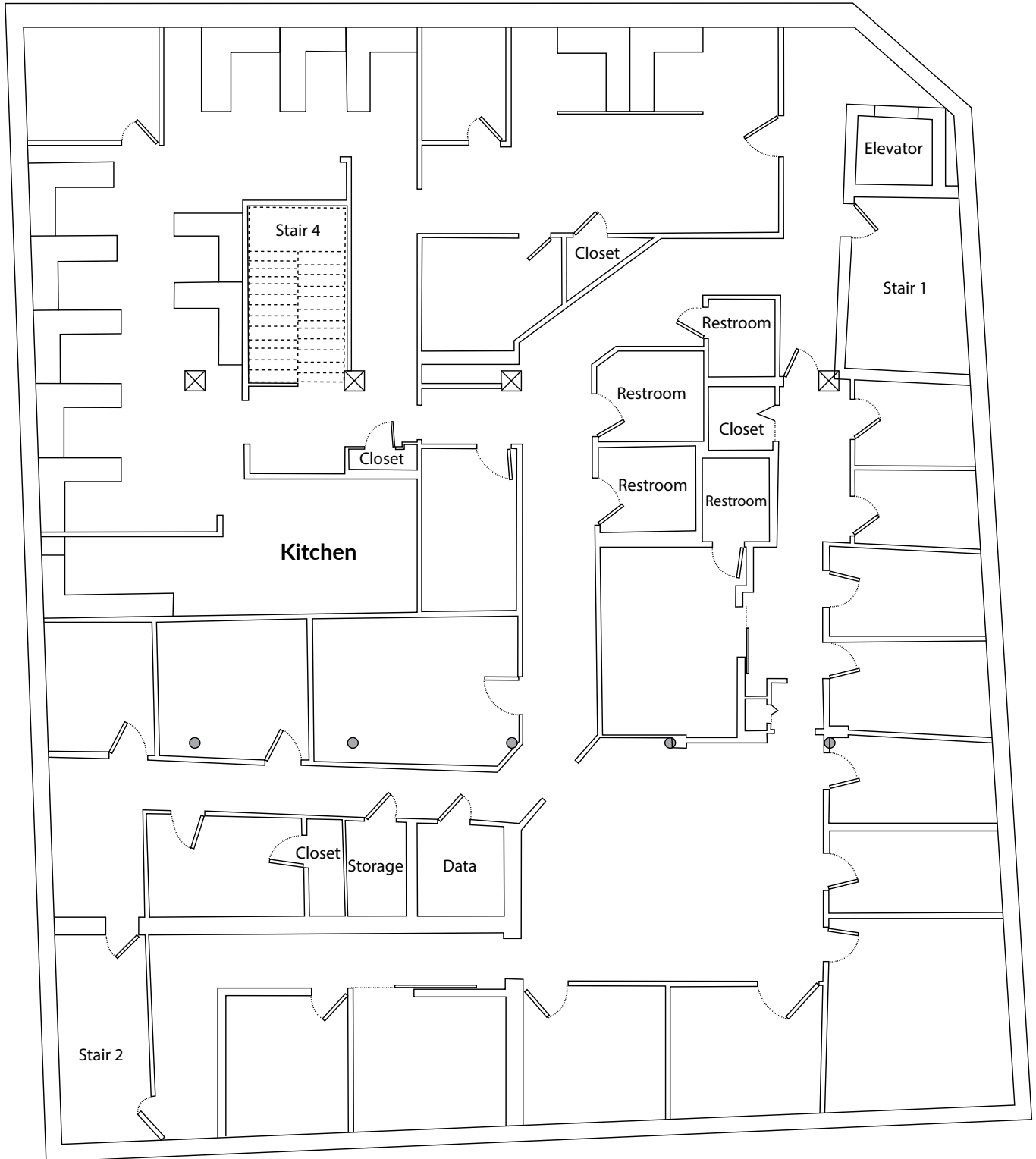
CUMBERLAND AVE





## FLOOR PLAN SECOND FLOOR

CUMBERLAND AVE



ELM STREET



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## CONTACT US



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